



Connells

Blackpole Road
Worcester



Property Description

A well-presented three bedroom semi-detached home with breakfast kitchen and generous sized rear garden situated within a popular and convenient location within Worcester.

Location

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars. Just a stone's throw away from the south side of the city, is the sought after location of Diglis which has undergone major development in recent years and now has community of its own it benefits from having playing fields, gym, a hotel and pub.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the city centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

Accommodation Details

The property comprises of entrance hall, sitting room, kitchen, three bedrooms and bathroom.

The property further benefits from having driveway with off road parking and front and rear gardens.

Ground Floor

Entrance Hall

Stairs to first floor, door to sitting room, ceiling light point, double panel radiator.

Sitting Room

15' 2" x 11' 11" (4.62m x 3.63m)
Three front facing double glazed windows, ceiling light, two wall lights, double panel radiator, television aerial point, gas fire with marble hearth.

Kitchen

11' 11" x 9' 2" (3.63m x 2.79m)
Two rear facing double glazed windows, part tiled walls, single bowl stainless steel sink drainer unit, space and plumbing for washing machine, space for cooker, storage cupboard, wall mounted boiler, cooker hood, ceiling light, double panel radiator, door to garden.

First Floor Landing

Side facing double glazed window, doors to all bedrooms and bathroom, two ceiling lights, access to loft space, storage cupboard.

Bedroom One

11' 11" x 9' 9" (3.63m x 2.97m)
Front facing double glazed window, ceiling light, double panel radiator.

Bedroom Two

10' 3" x 9' 2" (3.12m x 2.79m)
Rear facing double glazed window, ceiling light, double panel radiator.

Bedroom Three

8' 11" x 8' 2" (2.72m x 2.49m)
Front facing double glazed window, ceiling light, double panel radiator.

Bathroom

Rear facing obscure glazed window, tiled walls, shower cubicle, WC, wash hand basin, ceiling light, double panel radiator, vinyl flooring.

Outside Front

To the front of the property there is a lawned area with driveway providing off road parking and pathway leading to the front door.

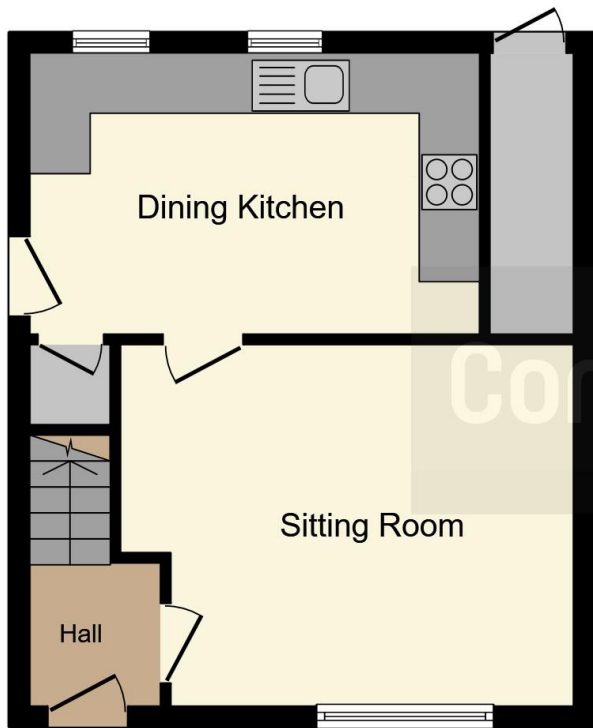
Outside Rear

To the rear of the property there is an enclosed garden partly paved with laid to lawn area and established boundaries.

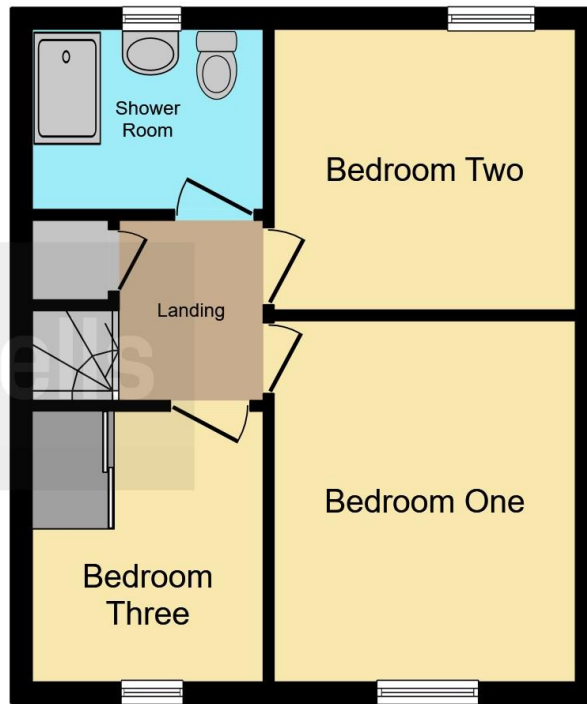
Services

All mains are connected to the property.





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
 WORCESTER WR4 0DZ

view this property online connells.co.uk/Property/WVL306503

EPC Rating: C

Directions to this property:

From the Warndon Villages office turn left onto Ankerage Green, Turn left onto Mill Wood Dr, At the roundabout, take the 3rd exit onto Woodgreen Dr/B4638, At the roundabout, take the 1st exit onto Middle Hollow Dr/B4637. Continue to follow B4637, Turn right onto Ambleside Dr, Go through 1 roundabout, At the roundabout, take the 1st exit onto Langdale Dr, Continue onto Brickfields Rd, Turn right onto Blackpole Rd/B4550, continue along this road where you will find the property on the right hand side as denoted by our Connells For Sale Board.

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVL306503 - 0004